

**Minutes of the Planning Commission Regular Meeting of Tuesday, January 17, 2017**  
**Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

**CALL TO ORDER 7:00 P.M.**

**ROLL CALL**

Planning Commission members Present: Mates, Simpson, Goldfarb, Majeski, Chamberlin, McCune (Skyped)

Planning Commission members Absent: MacDonald

Staff Present: Community Development Director de Melo, City Attorney Rennie, Principal Planner DiDonato, Administrative Assistant Turning

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

No requests to speak were received from the public.

**CONSENT CALENDAR**

Draft Planning Commission Minutes of 12/12/16

**MOTION BY COMMISSIONER CHAMBERLIN SECONDED BY COMMISSIONER GOLDFARB TO APPROVE THE CONSENT CALENDAR**

**MOTION PASSED 6/0/1**

**PUBLIC HEARING**

**Merry Moppet Preschool / Belmont Oaks Academy Project (2200 Carlmont Drive)**

To consider a Final Environmental Impact Report, Planned Development Rezoning, Conceptual Development Plan, Grading Plan, Tree Permit, Conditional Use Permit, Detailed Development Plan, Design Review, Variance and Major Encroachment Permit to allow site improvements and an increase in enrollment for a preschool and private elementary school on the 1.5-acre property.

Chair Mates confirmed that no one on the Commission had ex-parte communications on this project; several commissioners had visited the site, no conclusions were made.

Principal Planner DiDonato and Merry Moppet / Belmont Oaks Academy Team reviewed the project plans to be constructed in three phases: Phase 1 the demolition of the buildings and construction of the new classroom. Phase 2 would renovate and replace existing play areas and install new play areas/structures. Phase 3 would renovate existing classrooms and administration offices in three buildings.

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There were no requests from the public to speak on this item; Chair Mates closed the Public Hearing.

Staff and members of the Merry Moppet Preschool / Belmont Oaks Academy responded to questions of the Commission.

Commission discussion ensued.

**ACTION: ON A MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER GOLDFARB RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE MERRY MOPPET PRESCHOOL AND BELMONT OAKS ACADEMY PROJECT (APPL. NO. PA2015-0019)**

**AYES: SIMPSON, GOLDFARB, MATES, CHAMBERLIN, MAJESKI, MCCUNE**

**NOES: NONE**

**ABSENT: MACDONALD**

**PASSED: 6/0/1**

**RESOLUTION 2017-0003**

**ACTION: ON A MOTION BY COMMISSIONER GOLDFARB SECONDED BY COMMISSIONER MAJESKI RECOMMENDING CITY COUNCIL ADOPTION OF A REZONE FOR A CONCEPTUAL DEVELOPMENT PLAN (CDP), PLANNED DEVELOPMENT (PD) FOR PROPERTY LOCATED AT 2200 CARLMONT DRIVE (ASSESSOR'S PARCEL NUMBER 045-013-020; 045-013-030; AND 045-013-040 FOR THE MERRY MOPPET PRESCHOOL AND BELMONT OAKS ACADEMY PROJECT (APPL. NO. PA2015-0019)**

**AYES: GOLDFARB, MAJESKI, MATES, CHAMBERLIN, MCCUNE, SIMPSON**

**NOES: NONE**

**ABSENT: MACDONALD**

**PASSED: 6/0/1**

**RESOLUTION 2017-0004**

**ACTION: ON A MOTION BY COMMISSIONER CHAMBERLIN SECONDED BY COMMISSIONER MAJESKI RECOMMENDING CITY COUNCIL APPROVAL OF A MAJOR ENCROACHMENT PERMIT FOR THE CONSTRUCTION OF A RETAINING WALL AND ACCESSIBLE PARKING SPACE ON A PORTION OF THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE STREET SIDE FRONTAGE (MERRY MOPPET LANE) OF 2200 CARLMONT DRIVE (ASSESSOR'S PARCEL NUMBER 045-013-020; 045-013-030; AND 045-013-040) FOR THE MERRY MOPPET PRESCHOOL AND BELMONT OAKS ACADEMY PROJECT (APPL. NO. PA2015-0019)**

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**AYES: CHAMBERLIN, MAJESKI, GOLDFARB, MATES, MCCUNE, SIMPSON**  
**NOES: NONE**  
**ABSENT: MACDONALD**

**PASSED: 6/0/1**  
**RESOLUTION 2017-0005**

**ACTION: ON A MOTION BY COMMISSIONER MAJESKI SECONDED BY COMMISSIONER CHAMBERLIN CONDITIONALLY APPROVING THE CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A DETAILED DEVELOPMENT PLAN, DESIGN REVIEW, GRADING PERMIT, TREE PERMIT AND PARKING VARIANCE SUBJECT TO CITY COUNCIL APPROVAL OF REZONE FOR A CONCEPTUAL DEVELOPMENT PLAN (CDP), AND PLANNED DEVELOPMENT (PD) FOR PROPERTY LOCATED AT 2200 CARLMONT DRIVE (ASSESSOR'S PARCEL NUMBER 045-013-020; 045-013-030; AND 045-013-040) FOR THE MERRY MOPPET PRESCHOOL AND BELMONT OAKS ACADEMY PROJECT (APPL. NO. PA2015-0019)**

**AYES: MAJESKI, CHAMBERLIN, GOLDFARB, MATES, MCCUNE, SIMPSON**  
**NOES: NONE**  
**ABSENT: MACDONALD**

**PASSED: 6/0/1**  
**RESOLUTION 2017-0006**

**ADJOURNMENT at this time, being 8:20 PM.**

Colleen Turning  
Recording Secretary

Meeting televised and web streamed.